



TOWN OF TEWKSBURY COMMUNITY PRESERVATION COMMITTEE

Meeting Minutes April 17, 2014

The meeting was called to order at 6:30 p.m. by Nancy Reed, Chair, at the Pike House. Present were Thomas Churchill, Steve Deackoff, James Wentworth, and Richard Montuori. Also in attendance was Steve Sadwick, Director of Community Development, and Melissa Johnson, Recording Secretary.

Donna Pelczar and Linda Brabant were not in attendance.

1) Approval of Meeting Minutes

The approval of meeting minutes will be addressed at the next meeting.

2) Warrant Article Town Hall Rehabilitation

Mr. Montuori explained that a request is being made at town meeting for additional funding for the town hall renovation; which would bring the total cost of the project to \$6.9 million. This figure was based on an estimate that was received in January for the project at that point; which was approximately 50% design. A more recent estimate has been received and the estimate is higher than the 50% design estimate by approximately \$584,000. The total project cost is now being estimated at \$7.5 million. Most of the increases are the result of now having a more detailed design and all of the areas of increase are in the sub trade areas: electrical, HVAC, plumbing, fire suppression, etc. Mr. Montuori noted that there was also an increase in cost as a result of the roof. The sub trade bids are due May 6, 2014.

Mr. Montuori noted that there are no areas that can be cut to offset these increases in costs as there were never any additional options included to eliminate.

Mrs. Reed noted that typically this article would come up at the Annual Town Meeting scheduled for May 5, 2014 and suggested the Committee hold off on taking action on additional funds until the Special Town Meeting on Wednesday, May 7, 2014 as the sub trade estimates will be received on May 6, 2014.

Mrs. Reed noted that there is approximately \$1 million in the undesignated fund balance and explained that these funds can be spent on any of the three categories: open space, historic and/or affordable housing. There is also a similar fund; budgeted reserve, which is the funds budgeted at town meeting. It was the consensus of those present to authorize up to \$1,412,000 for the town hall rehabilitation project.

MOTION: Mr. Montuori made the motion to approve the amended town meeting article for the town hall renovation for \$1,412,000 with \$600,000 coming from the budgeted reserve and \$812,000 from the undesignated fund; seconded by Mr. Churchill and the motion carried 5-0.

MOTION: Mr. Deackoff made the motion to request a postponement of this article to a time certain on Wednesday, May 7, 2014; seconded by Mr. Montuori and the motion carried 5-0.

New Business

There was no new business.

Old Business

There was no old business.

Adjournment

MOTION: Mr. Montuori made the motion to adjourn at 7:00 p.m.; seconded by Mr. Deackoff and the motion carried 5-0.

Approved: 1/5/15

No additional documents were submitted.